

Comprehensive Plan Amendment Process

Section 163.3184, Florida Statutes

Proposed Phase

Local government transmits three copies of the plan amendment to the Department of Community Affairs (DCA) and one copy to review agencies.¹ (Local government may request review at transmittal).

Local government and agencies notified submittal is "incomplete."
(Within five working days of receipt).

"Incomplete"

"Complete"

Local government and agencies notified submittal is "complete."
(Within five working days of receipt).

Review agencies send comments to DCA.
(Within 30 days of receipt of complete amendment).

Regional Planning Council (RPC)/
Affected person sends DCA request to
review. (Must be received within 30 days after
transmittal.)

Local government requests
review.
RPC/Affected person request
review.

"Request
to review"

"No request to review"

DCA notifies
local government of its
decision to review. (Within 35 days
of receipt of complete
amendment).

"Review"

DCA issues ORC. (Within
60 days of receipt of complete
proposal amendment).

"No Review"

Adopted Phase

Local government adopts plan
amendments with effective date. (Within 60
days after receipt of ORC or within 120 days for an
EAR-based amendment).

Local government submits three
copies of adopted plan amendment to
DCA; one copy to review agencies.²
(Within 10 working days after adoption).

"Adopted Amendment with Objections or Changes"

"Unchanged Amendment not Reviewed or with no Objections"

DCA issues
Notice of Intent (NOI).³ (Within 45
days of receipt of a complete adopted
plan amendment).

"In"

"In"

DCA issues Notice of Intent
(NOI).⁴ (Within 20 days of receipt of a
complete adopted plan amendment).

"Not in Compliance"

"In Compliance"

DCA requests hearing,
DOAH. (Division of Administrative
Hearings, Department of Manage-
ment Services.)

Administrative Proceeding
pursuant to s. 120.57, F.S.

DCA or Administration
Commission Final Order

Effective Date

If challenged, or
found not in
compliance
negotiation may
lead to a
compliance
agreement and
remedial plan
amendment
pursuant to
s.163.3184(16),
F.S.

Affected Party has 21 days
to challenge.

If challenged, refer to
DOAH Administrative
Proceeding pursuant to s.
120.57, F.S.

DCA or Administration
Commission Final Order

Effective Date

² DCA does not review for compliance adopted small scale amendments. Local governments are required to submit one copy of the adopted small scale amendment to DCA and the RPC.

³ NOI will be published 30 days after receipt of compliance agreement amendment.

⁴ Local government confirms that the adopted amendment is unchanged from the proposed amendment, was not reviewed and no objections were raised by an affected party or the Department.

Questions, call Ray Eubanks, Bureau of State Planning,
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